

26 Carnbeg Meadows, Antrim, Co Antrim, BT41 4RG



PRICE Offers Over £249,950

Welcome to Carnbeg Meadows, Antrim - a delightful location for this stunning detached house that could be your next dream home!

This property boasts four spacious bedrooms, including a master bedroom with an ensuite shower room for that touch of luxury. With two reception rooms, there's ample space for entertaining guests or simply relaxing with your family. The kitchen is a highlight, featuring contemporary red coloured high gloss units and an informal dining area - perfect for enjoying your morning coffee.

Convenience is key with a utility room and a separate ground floor W/C, making daily chores a breeze.

The detached garage provides ample storage space or could be transformed into a workshop for your hobbies. Outside, the low maintenance rear garden in tegula brick is ideal for enjoying the outdoors without the hassle of extensive upkeep.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and take the first step towards living in this wonderful property in Carnbeg Meadows!

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Ballyclare
51 Main Street
BT39 9AA
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Glengormley
9A Ballyclare Road
BT36 5EU
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FEATURES

- Entrance porch with bevelled glass door to spacious entrance hall with solid wood floor / Staircase to first floor / Ground floor W/C.
- Lounge with contemporary style wall mounted electric fire and double glazed sliding patio doors to rear
- Dining / Living room with dual aspect windows
- Kitchen with full range of red coloured high gloss units / Integrated oven and hob
- Utility with full range of low level units and storage larder / Plumbed for washing machine and ducted for dryer
- Spacious first floor landing
- Four well proportioned bedrooms / Master with ensuite shower room and W/C
- Bathroom with modern white suite to include panel bath and separate shower cubicle
- PVC double glazed windows / Oil-fired central heating / Security alarm system
- Tarmac drive to detached Garage

ACCOMMODATION

Pitched and tiled entrance canopy. Hardwood double glazed entrance door to:-

ENTRANCE PORCH

Single radiator. Solid wood floor through 8 pane bevelled glass door to:-

SPACIOUS ENTRANCE HALL

Solid wood floor. Double radiator. Low voltage down light. Staircase to first floor with moulded handrail and turned balustrading.

GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps and mosaic effect glass tiled splashback. Solid wood floor. Gable side window. Extractor fan. Single radiator.

LOUNGE

15'11" x 12'0" (4.85 x 3.66)

Contemporary style wall mounted electric fire. Solid wood floor. Double glazed sliding patio doors to rear. 8 pane bevelled glass French doors to entrance hall. Two double radiators.

LIVING / DINING ROOM

11'10" x 11'8" (3.61 x 3.56)

Dual aspect windows. Wood laminate floor. Double radiator.

KITCHEN WITH INFORMAL DINING

14'8" x 9'10" (4.47 x 3.00)

Full range of red coloured high gloss high and low level units with feature door openings to high level units. Contemporary style handles and contrasting work surfaces. 1 1/4 bowl single drainer sink unit with mixer taps. Integrated 4 ring halogen hob with stainless steel overhead extractor fan. Mid level combination oven and grill. Space for fridge and freezer. Part tiled walls to work surfaces. Dual aspect windows. Double radiator. Polished porcelain fully tiled floor through to;

UTILITY ROOM

9'11" x 5'7" (3.02 x 1.70)

Low level units with with larder and storage over. Short chrome handles. Complimentary work surfaces with single drainer stainless steel sink unit and mixer taps. Ducted for dryer and plumbed for washing machine. Polished porcelain fully tiled floor. Single radiator. Extractor fan. Double glazed door to side.

FIRST FLOOR LANDING

Hotpress with insulated copper cylinder and 'Willis' type immersion heater. Shelving above. Access to loft.

BEDROOM 1

12'0" x 11'9" (3.66 x 3.58)

Contemporary style built-in wardrobes with sliding part mirrored doors. Wood laminate floor. Single radiator.

ENSUITE

Modern white suite comprising push button low flush W/C, pedestal wash hand basin with "monobloc" mixer tap and tiled splashback. Shaver point. Fully tiled shower cubicle with new 'Triton' electric shower unit. Pivot & fold doors. Single radiator. Fully tiled floor. Extractor fan.

BEDROOM 2

12'9" x 10'4" (3.89 x 3.15)

(max) Wood laminate floor. Single radiator.

BEDROOM 3

11'10" x 9'7" (3.61 x 2.92)

Single radiator. Wood laminate floor. Dual aspect windows. Single radiator.

BEDROOM 4

10'3" x 9'11" (3.12 x 3.02)

Wood laminate floor. Single radiator.

BATHROOM

Modern white suite comprising panelled bath with mixer taps, tiled splashback and contemporary border. Push button low flush W/C. Moulded wash hand basin in vanity unit with double doors to storage below, "monobloc" mixer taps and tiled splashback. Fully tiled corner quadrant shower cubicle with new "Triton" electric shower unit and sliding cubicle doors. Fully tiled floor. Single radiator. Extractor fan.

OUTSIDE

Tarmac drive with parking for 2 cars. Access to;

DETACHED GARAGE

20' x 9'10" (6.10m x 3.00m)

Roller shutter door. Power and light. Oil fired boiler. PVC double glazed window. Service door to side.

Paved pathway to front and side. Timber fencing and pedestrian gate to fully enclosed garden to rear in Tegula brick with decorative circular centre piece. Gold stone display area. Paved pathway. Access to bin enclosure. PVC oil tank to rear of garage. Outside tap and light.

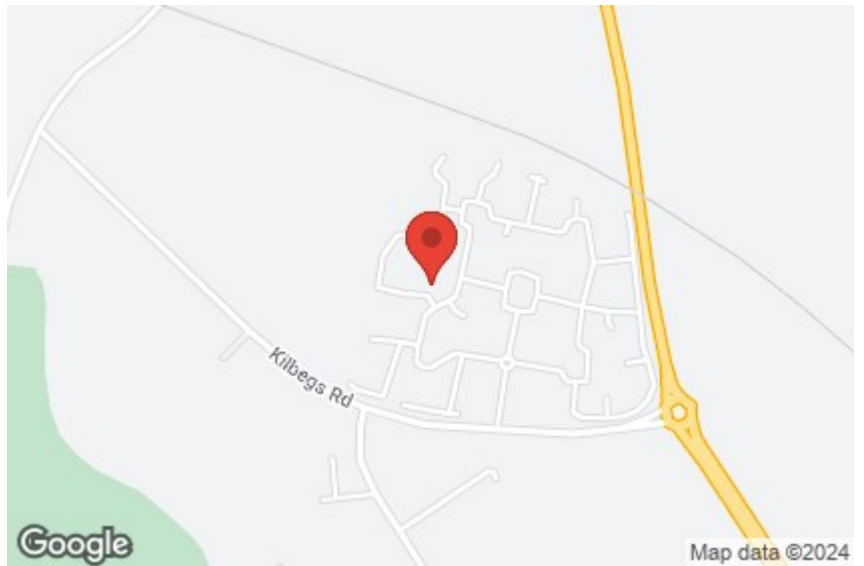
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	69
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland	EU Directive 2002/91/EC		



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